

RESIDENTIAL DEVELOPMENT STANDARDS COMPARISON

RED INDICATES VILLAGE DEVELOPMENT STANDARDS THAT DIFFER FROM THE EXISTING ZONING AND GENERAL PLAN STANDARDS

STANDARDS	Existing Zoning	PROPOSED	CONSENSUS	CONSENSUS	PROPOSED	CONSENSUS	CONSENSUS	Existing Zoning	PROPOSED	CONSENSUS
	RS-5 Residential	Village Residential		Village Green Court	Village Traditional			RH High Density	Village High Density	
Lot Size										
Minimum Lot Size	5,000 sf	2,250 sf		2,360 sf			4,000 sf	10,000 sf	10,000 sf	
Width	55 feet	30 feet		40 feet			45 feet	60 feet	60 feet	
Depth	80 feet	76 feet		59 feet			80 feet	100 feet	100 feet	
Density- Max. du's/ac	6	10		10			6	14.5	25	
(This is only generalized, for complete project setback detail, refer to the "Village at Loomis Preliminary Development Plan" Table A-1.)										
Setbacks (Minimum)										
Front	20 feet 20 feet	Street to porch – 5 ft Street to living – 10 ft		To green court – 0 ft To private lot – 10 ft			To living – 10 ft To garage – 18 ft	15 ft to 20ft	From street – 10 ft	
Side – Interior (each)	5 ft - but both sideyards together must equal 20 ft. e.g. 15' & 5' or 10' & 10'	3 feet		3 feet			4 feet	5 ft - but both sideyards together must equal 20 ft. e.g. 15' & 5' or 10' & 10'	15 ft between bldg's 5 ft to parking	
Side – Corner	20 feet	5 feet		10 feet			10 feet	15	10 feet	
Rear	20 feet	Alley to garage 4 feet		Alley to garage 4 feet			10 feet	6	10 feet	
Lot Coverage										
Maximum %	35%	75%		70%			60%	40%	80%	
Buildable Area	1,750 sf	1,687 sf		1,652 sf			2,400 sf	4,000 sf	8,000 sf	
Open Area	3,250 sf	563 sf		708 sf			1,600 sf	6,000 sf	2,000 sf	
Maximum Height										
Feet	30 feet	35 feet		35 feet			35 feet	30 feet, three (3) stories	40 feet	
Stories	two (2) stories	two (2) stories		two (2) stories			two (2) stories	three (3) stories	three (3) stories	
As the Village Residential, and Village Green Court, do not have driveways, the additional parking is to be provided through a combination of Guest and On-Street Parking.										
Parking										
On-Site Covered Parking (i.e. garages or carports)	Two per dwelling unit.	Two per dwelling unit 286		Two per dwelling unit 128			Two per dwelling unit 174	Two per dwelling unit	Two per dwelling unit 234	
On-Site Additional Required Parking (i.e. driveways)	One parking space for each bedroom over three.	-100 no driveway parking		-64 no driveway parking			131	One parking space for each bedroom over three.	No three plus proposed	
Off-Site Guest Parking	None	One space per 2.5 units (located off of alley) 56		One space per 3.0 units (located off of alley) 21			None	Plus one guest space per three units.	Plus one guest space per ten units. 12	
Off-Site Street Parking	None	One space for 3.25 units 44		One space for 1.5 units 43			None	None	None	
Total Parking Spaces Provided:										
Size of Stalls	20' x 10' (standard) 9' (compact)	18' x 9' (standard) 16' x 8' (compact)		18' x 9' (standard) 16' x 8' (compact)			18' x 9' (standard) 16' x 8' (compact)	20' x 10' (standard) 16' x 9' (compact) 20% for compact vehicles.	18' x 9' (standard) 16' x 8' (compact) 33% for compact vehicles.	246
Residential Build Out										
Number of Dwellings		143		64			87	Total Single Family 294	Total Multi-Family 117	Total All Du's* 418
Buildable Acres		14.76		9.6			16.9	41.26	4.69	46.32
Avg #du/acre		9.7		6.7			5.1	7.1	24.9	9.0

*Includes 7 du's within the 37 ac. of the Village Mixed Use